

PROPOSED LAND USE PLAN OF MANIMAJRA TOWN

BACKGROUND:

Manimajra is situated on Old Ropar-Shimla Road at a distance of approximately 8 Kms. on the East side of Chandigarh and falls in the Controlled Area notified under the Punjab New Capital (Periphery) Control Act, 1952. The enforcement in the Periphery Controlled Area grew weaker resulting establishment of HMT factory, Cantonment, Air Force Station & Planning of Panchkula and Mohali in the peripheral area. Manimajra got encircled by a highly urbanized belt served by important highways. This altered its character from rural to urban. Census report classified Manimajra as a “Census Town”. The population of Manimajra in 1981 was 28001 persons which was increased to 44710 persons in 1991 and 1,10,000 persons in the year 2001. The total area of the Revenue Estate of Manimajra is 2701 acres consisting of five different settlements viz. Manimajra Town, Pipliwala Town, Mariwala Town, Basti Jhewran (Village Kishangarh) and Basti Labana (Village Bhagwanpura). In the year 1976 Notified Area Committee was constituted to look after the planned development of about 855 acres of land comprising of Manimajra Town and the adjoining areas which was declared notified area under the Punjab Municipal Act, 1911. The Draft Land Use Plan of Manimajra was prepared by the Deptt. of Architecture in the year 1977, but no action to prepare the final land use plan was taken.

Thereafter, number of unauthorized construction and encroachment over a number of pockets around the town concentrated near Pipliwala Town and Bangla Basti. NAC Manimajra decided to acquire the vacant land outside the old abadi and area divided into 11 pockets was acquired to check this unauthorized and unplanned development.

The revised land use plan of Manimajra was prepared in the year 1990 by the Architecture Department to guide and channelize.

The further development of Manimajra in a planned manner in conjunction with the Chandigarh Urban Complex Plan. The proposed land use plan provides for planned utilization of land, provisions of suitable roads circulation, public amenities and allied facilities in the rational manner.

The salient features of the proposed land use plan was as under:-

1. The old Manimajra Town has been retained as such and is proposed to be encircled by wide road for easy movement of traffic.
2. The old existing abadis outside Manimajra, old abadi comprising of Pipliwala Town, Mariwala Town and some area where NAC Manimajra had regularized constructed houses viz. Portion of Gobindpura, Darshani Bag, Bangla Basti have been accommodated.
 - i. The following schemes have also been accommodated:-
 - a) Motors Market and commercial complex measuring 62.82 acres.
 - b) Shivalik Enclave measuring 61.21 area residential-cum-commercial scheme lying between Chandigarh-Kalka Road and Panchkula boundary.
 - c) Modern Housing Complex Phase-I, II & III comprising of 61.64 acres of land was developed.
 - d) Land measuring 9.63 in Pocket No. 4 and 5 has been allotted to AWHO for construction of Dwelling Units of various categories.
 - e) Land measuring 17 acres abutting Chandigarh-Kalka Road for setting up of an artisan village (Kalagram).
 - f) Indira Colony and Rehabilitation Colonies and single room tenants.
 - ii. 300 ft. wide belt of land along Chandigarh-Kalka road has been planned for commercial purposes.
 - iii. Sites for town level facilities like Bus Stand, General Hospital, College, Schools, Police Station, Sports Complex, Mela Ground, Water Works etc. have been provided.

- iv. About 20 acres of land adjoining the existing Pottery Kilns on Kishangarh road has been earmarked for industrial use for service industries.
- v. 15 acres of land has been earmarked for cremation/burial grounds on Kishangarh road outside town limits. The Cremation Grounds existing within the town limits area proposed to be shifted there.

The land use plan in Pocket No. 1 to 11 in the proposed land use plan of 1990 Manimajra was proposed as under:-

S.No	Pocket No.	Area	Award No.	Dated
1.	Pocket - 1	29.07	414	5-01-90
2.	Pocket -2	37.55	416	5-02-90
3.	Pocket-3	22.19	420	28-03-90
4.	Pocket -4	39.27	413	5-01-90
5.	Pocket-5	36.27	427	18-05-90
6.	Pocket-6	29.74	415	30-04-90
7.	Pocket-7	39.59	520	10-09-98
8.	Pocket-8	54.37	557	5-03-03

9.	Pocket-9	56.53	479	21-06-93
10.	Pocket-10	1.13	563	27-02-04
11.	Pocket-11	56.53	475	26-02-93
12.	Abadi area	80.00	-	-
13.	Motor Mkt.	31.51	271	31-03-77
		22.83	315	02-03-78
		8.48	286	21-03-79
14.	Shivalik Enclave	61.21	321	13-06-79
15.	Modern Housing Complex	61.64	387	27-03-87
16.	Kalagram	16.26	450	9-01-92
17.	Extension ward Indira Colony +	70.00+16.86	412	22-12-89
	Rehabilitation colony	86.86		
18.	Exempted area + Oustee abadi	48.00	-	-
19.	Open spaces/Park/Graveyard/Cremation Ground	35.97	-	-
	Total	855.0		

The area of NAC Manimajra has become the part of the Municipal Corporation, Chandigarh vide Notification dated 27th July, 1994. Thereafter, as the provisions of the Capital of Punjab (Development & Regulation) Act, 1952 has been extended to Manimajra, and consequently the Building Rules 1952 of Chandigarh also became applicable there. Since, the construction in the old abadi of Manimajra could not conform to these Building Rules, the Administration vide Notification dated 7th January, 1998, exempted unacquired area of old Abadi area of Manimajra from the operation of the Chandigarh Building Rules. The Chief Administrator vide Notification dated 07.01.1998 issued separate directions for constructions and use of buildings within the old Abadi area.

The proposal as envisaged in the proposed land use plan of Manimajra in the year 1990 was not implemented due to the Court case of land acquisition by the residents of Manimajra. Now, the Hon'ble Supreme Court has dismissed large number of pending cases and land has become available for planning and development of the pending schemes.

Consequently, the Chandigarh Administration vide order bearing Endst. No. 2305-FII(8)-2007/5234 dated 21.08.2007 constituted a Committee (Annexure-I) under the chairmanship of Finance Secretary-cum-Secretary, Urban Planning, Chandigarh Administration, which will formulate an Integrated Development Plan for Manimajra Town taking a holistic view of the matter. The plan should cover all the spheres including Education, Health, Transport, Housing, Social Infrastructure etc.

A number of meetings were held where different aspects of planning and development of Manimajra Town were discussed in detail. After rounds of discussions and deliberations, the Committee recommended relocation of certain land uses, widening of road, creation of green belt, setting up of town level infrastructure after re-examining the proposed land use plan of Manimajra Town prepared in the year 1990.

PROPOSED LAND USE PLAN OF MANIMAJRA.

The Manimajra town had the population of 1.10 lac persons as per the Census of 2001. The projected population as per the decadal growth rate of 40% would be approx. 2.10 lac persons in the year 2021. There is need to enhance the infrastructural and existing facilities to cater the need in view of the projected population. If the existing facilities and amenities are examined, it is found that the Manimajra town have poor infrastructure and mostly depends upon the Chandigarh City in respect of facilities like Education, Health, Sports and Commercial etc. There is dearth of Educational Institutes, Multi-speciality Health facility, Sports Complex and other Social Infrastructure etc. to cater the needs of Manimajra Town. The major infrastructure facilities are being proposed with an objective that Manimajra Town no longer remains poor cousin of Chandigarh.

MOTOR MARKET AND COMMERCIAL COMPLEX

The Motor Market and Commercial Complex have an area of 56 acres. Half of the area is utilized for commercial purposes and the remaining half for Motor Repair Market i.e. SCO and Booth. The scheme has since been executed. Only an area proposed for Bulk Material Market in the Motor Market is lying vacant. The Committee has recommended that this area to be utilized as the platform for repair of heavy vehicles and the Bulk Material Market is to be shifted in Pocket No. 11, the land use of which is Industrial as per proposed land use plan of 1990.

SHIVALIK ENCLAVE

Land measuring 61.21 acres between Chandigarh-Kalka Road and Panchkula boundary was developed as residential-cum-commercial scheme in the year 1978. The scheme has been executed and fully developed. However, some of the vacant area along the Choe which passes through the Shivalik Enclave may be developed as green. There is only one entry to the scheme from Chandigarh-Shimla Road and accident prone area because of heavy traffic on this road. Hence an alternative access to Shivalik Enclave is proposed from the Road to Panchkula from Housing Board Chowk.

POCKET NO. 1

The area of Pocket No. 1 is 29.07 acres. This is linear pocket abutting on the Chandigarh-Kalka Road and was planned for commercial purpose in the proposed land use plan. But later on, it was decided that this pocket be utilized for institutional purpose where Speciality Hospital and sites for institutions were proposed. The Committee has recommended that the reserve site in this Pocket be merged with school site and the site of Speciality Hospital be utilized for commercial purpose. A longitudinal strip of green belt in rear of commercial be provided to facilitate the old Abadi area of Manimajra. The Cremation Ground is proposed to be shifted in future. The parking in front of Cremation Ground will be created which will be utilized later on as parking in front of commercial area, as and when the Cremation Ground would be shifted.

POCKET NO. 2 & 3

The area of Pocket No. 2 & 3 is 59.74 acres. As per the layout plan of these pockets, sites such as commercial i.e. Lodging-cum-Restaurant, Speciality Hospital was planned along Chandigarh-Kalka Road. Later on a school site was also carved out in this area. Apart from this, the sites for Bus Stand, Telephone Exchange, Fire Station, School and Residential purposes were also proposed. The pocket no 2 & 3 along Chandigarh-Kalka road is lying vacant but area behind these pockets has already been developed for various uses such as residential, institutional etc.

Now the Committee has decided that the whole area along Chandigarh-Kalka Road will be developed as commercial /Institutional. School sites already proposed in this pocket will be shifted to Pocket No. 8 as the site of school in the commercial area is non conforming to its use. The area in backside of commercial will be developed as longitudinal green belt to continue as in Pocket No. 1. The Nala passes through these pocket be diverted along the road to achieve continuity in the area. A site measuring approximately 10 acres be kept for Metro Station and Bus Stand.

POCKET NO. 4 & 5: The area of Pocket No. 4 & 5 is 75.64 acres out of which 50 Acres of land has already been allotted to Modern Housing Complex, Phase-III and AWHO Houses, where dwelling units have already been constructed. The land on Chandigarh-Kalka Road vacated by Durga Nursery is lying vacant. Only one Petrol Pump exists in pocket no 4&5.

The committee has proposed commercial land use along Chandigarh-Kalka road. The area behind the proposed commercial area will be developed as longitudinal green belt so that, the continuity of green belt and landscaping from Pocket No. 1 to Pocket No.5 be maintained. The School sites already proposed in these pockets will be shifted near Subhash Nagar in Pocket No. 9 as the site for school in commercial area non conforming to its use.

The land in the pocket No. 2, 3, 4 & 5 is very precious. The area is proposed for commercial/ institutional purpose so that the modern high rise building may be constructed alongwith national high-way by giving a new sky line to the city for construction of high rise building. Certain relaxation in Building Bye-Laws especially in height restriction would be taken up with the Administration, U.T. Chandigarh.

POCKET NO. 6: A triangular vacant piece of land measuring 29.75 Acres bounded by Chandigarh-Kalka road, Railway line and Road to Panchkula is planned as commercial-cum-residential flats.

POCKET NO. 7: Pocket No. 7 has an area of 39.58 acres. As per the proposed land use plan 1990, the area was proposed for residential, public building/amenities, public open spaces and school. The pocket no 7 has already been developed as Shivalik Town Park, Dussehra Ground/Community activities, Community Centre and School. Some of the area is also developed as residential. A Pocket of land measuring 1.56 acres is lying vacant, which is kept reserved for future use.

POCKET NO. 8: The area of Pocket No. 8 is 54.37 acres. This pocket of land abutts on the road to Mansa Devi Temple and some portion touches to the old Ropar Road. As per the earlier proposed land use plan the land under pocket 8 was proposed for public building, Educational and Sports Complex. Pocket No. 8 Manimajra is presently lying vacant. The land use of this area is proposed for public/semi public, open spaces and Metro Nod to create social infrastructure. A commercial area along the 100' wide road is proposed to boost the economic activities of the town. A 100' wide road is also proposed between Pocket No. 8 and 9 that would connect to Mansa Devi Temple Road. A Choe passes through the Pocket No. 8 is proposed for land scapping by providing 100' foot wide greenbelt along the Choe.

POCKET NO. 9: The area of Pocket No. 9 is 56.53 acres which is surrounded by road to IT Park, Haryana boundary and road to Mansa Devi Temple. Part of the area of this pocket has already been developed as residential i.e rehabilitation colony/single room tenants, Indira Colony and Subhash Nagar. A Choe also passes through this pocket.

The Committee has proposed residential/ public/semi public and open spaces in this area. The Choe passing through this pocket would also be properly land scaped by providing 100' wide green belt along Choe.

POCKET NO. 10: Pocket No. 10 have an area of 1.13 acres, which has already been proposed for school in the proposed land use plan 1990 and no change has been made.

POCKET NO. 11: The Pocket No. 11 situated between the Pipliwala Town and Chandigarh-Kalka Railway line having an area of 56.53 acres. The Police Station and a High School already exists in this Pocket. Apart from the existing service Industry/ Public/Semi Public/Residential, the vacant area in this pocket is proposed for residential flats and Commercial use. A 100ft wide road from Route No. 3 to IT Park is also proposed to alternative route from Chandigarh to Kalka.

The detailed land use plan of Manimajra based on the recommendation of Committee and on the basis of discussion held with the Administration from time to time the proposed land use plan of Manimajra 2009-2019 is prepared and Annexed- herewith. The pocket wise detail of existing and propose land use is tabulated as under:-

POCKET NO. 1

Total area of Pocket No. 1 = 29.07 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan proposed by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
<p>Detail of area's</p> <p>24 Nos. SCO sites Parking area in front of these SCOs</p> <p>Health Centre = 3.5+1.9 Existing cremation ground</p> <p>Existing temple alongwith T.W. site Admn. Bock (Municipal Corporation, Chandigarh blg.)</p>	<p>1.42 acres 3.89 acres</p> <p>5.4 acres 0.82 acres</p> <p>0.23 acres 0.77 acres</p>	<p>Specialty Hospital Institutional sites</p> <p>Booths Reserved Area Reserved area around cremation ground</p>	<p>3.0 acres 3.7 acres</p> <p>0.16 acres 1.16 acres 1.38 acres</p>	<p>Nil</p>	<p>Remaining 0.54 acre area can be adjusted in Parking and Roads.</p>

Roads, parking & open spaces	6.6 acres		
Total	19.13 acres	9.40 acres	

POCKET NO. 2 & 3, MANIMAJRA

Total area of Pocket = 37.55 + 22.19 = 59.74 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas				Nil	Remaining 3.03 acre of land can be proposed for future development.
➤ Group Housing Society	5.4 acres	Total Area			
➤ High School	4.2 acres	22 Nos. 10 Marla Plots			
➤ Telephone Exchange	0.87 acres	14 Nos. 8 Marla Plot	3.43 Acres		
➤ Site for Lion Club	0.20 acres	Pocket No. 3			
➤ Lohia Kapooria Institute of Tech.	0.70 acres	Specialty Hospital 2 Nos.			
➤ Fire Station	2.56 acres	Lodging-cum-Restaurant 4 Nos.	3.4 acres		
➤ Reserved area	0.51 acres	Commercial complex	1.47 acres		
➤ Night Shelter	0.73 acres	Parking area in front	5.5 acres		
➤ Primary School	1.048 acres	School site	6 acres		
➤ Roads & Open Spaces	18.31 acres	Disputed land/Unauthorized Const.	2.39 acres		
Total	34.52 acres		22.19		

POCKET NO. 4 & 5, MANIMAJRA

Total area of Pocket = 75.64 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas				Nil	24.93 acre of land can be utilize for school sites
➤ Modern Housing Complex	40 acres	➤ School Sites			
➤ AWHO Housing	10 acres				
➤ Tubewell	0.12 acres				
➤ Petrol Pump	0.55 acres				
➤ Road and open spaces	0.04 acres				
Total	50.67 acres				

POCKET NO. 6, MANIMAJRA

Total area of Pocket = 29.74 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas				Nil	
15 Nos. SCOs	1.77 acres	Residential Plots			
Sant Nirankari Mandal	6.30 acres	Religious sites			
		Nurseries School			
		Service Shop	21.67 acres		
Total	8.07 acres		21.67 acres		

POCKET NO. 7, MANIMAJRA

Total area of Pocket = 39.59 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas				Nil	
Shivalik Town Park	17.73 acres	➤ Community Centre	1.45 acres		
		➤ Middle School	1.75 acres		
Dussehra Ground	7.13 acres	➤ Parking	1.56 acres		
		➤ SSJ & KBK	0.05 acres		
		➤ Parking along SSK & KBK	0.48 acres		

Total	24.86 acres	➤ Roads and open spaces	9.44 acres		
			14.73 acres		

POCKET NO. 8, MANIMAJRA

Total area of Pocket = 54.37 acres

<u>Area already developed</u>	<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>	<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas		Some area under litigation	Remaining 19.42 area can be utilize in green belt.
Nil	Sports Complex 17.48 acres High School 2.02 acres Reserved area 6.0 acres Residential Area 6.25 acres Green Belt Commercial Area 3.00 acres Total 34.75		

POCKET NO. 9, MANIMAJRA

Total area of Pocket = 56.53 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas		Total Area = 47.49 acres Reqd. = 38.86 acres. Net area 8.63 to be adjusted in the Proposals.		Some area under litigation	➤ Residential Flats Public/semi public and open spaces.
Built up area of Subhash Nagar	17.67 acres	Proposed site for college	13.46 acres		
		Reserved for residential area	18.6 acres		
		Green Belt and leisure valley	13.05 acres		
		Road	2.386 acres		
Total	17.67 acres				

POCKET NO. 10, MANIMAJRA

Total area of Pocket = 1.13 acres

<u>Area already developed</u>		<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>		<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas					
		Total Area = 1.13 acres		NIL	
		➤ Primary School			

POCKET NO. 11, MANIMAJRA

Total area of Pocket = 56.53 acres

<u>Area already developed</u>	<u>Proposals as per Layout Plan prepared by C.A., U.T.</u>	<u>Area under litigation</u>	<u>Recommendation of the Committee</u>
Detail of areas		Some area under litigation	Remaining 52.55 acres of land can be utilized for residential /commercial/public/semipublic and transportation etc.
Nil	➤ High School 2.02 acres		
	➤ Residential + Building Material Shop (34'-6" x 100'-0" 22 Nos. 1.73		
	➤ Semi Industrial Shops (16'-6" x 60'-0") & 18 Nos. booths 0.13		
	➤ 44 nos. booth (8'-3"x24'-4 1/2") 0.20		
	Total 4.08		

TRAFFIC PROBLEM AND PROPOSALS

At present, traffic problems are being faced on the stretch of Chandigarh-Kalka Road near Railway Road near chowk Housing Board Chowk, Fun Republic and Etnry from Panchkula because it is only road which links to Panchkula town to Chandigarh. Traffic coming from Kalka side also uses this road. The setting up of Fun Republic Multiplex further enhance the traffic volume on this road. The Committee recommended that to relieve traffic pressure on this road, following measures to be taken which will segregate the traffic of Chandigarh-Kalka road to other ancillary roads:-

- Road widening and dual carriage-way of Route No. 3 from Railway crossing to Fun Republic Multiplex, Manimajra.
- Constructing of over-bridge on route No. 3 on Chandigarh-Kalka railway line crossing for smooth functioning of traffic.
- Construction of 30mt wide road between Pocket No. 8 & 9 that will connect Route No. 3 Manimajra to Mansa Devi Temple road.
- Widening of road to 30mt from Chowk of Pocket No. 7 & 11 to Kishangarh/I.T. Park.
- Construction of 30mt wide road to connect I.T. Park/Kishangarh road with Route No. 3 in Manimajra.
- Widening of road to 25mt from Manimajra to I.T. Park, Phase-I.
- Construction/Improvement of 20mt wide road Backside Pocket No. 1, from Fun Republic road to Housing Board Chowk road.
- Alternative link to Shivalik Enclave from Housing Board Chowk to Panchkula road.
- The Road hierarchy in the proposed land use plan would be **R-60m, R-1- 30mt, R-2-20mt and R-3 – 10 mts.**

LAND USE PLAN OF MANIMAJRA

Area Statement

S. No.	Land Use	Area in Acres	% age
1.	Residential	358.93	41.98
2.	Commercial	90.00	10.53
3.	Public – Semi Public	106.00	12.40
4.	Industrial	4.20	0.49
5.	Open Spaces	74.0	8.65
6.	Transportation	221.87	25.95
	Total	855.00	